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Ravalli County Commissioners

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Planning Department
215 South 4th Street, Suite F
Hamilton, MT 59840
Phone 406-375-6530
Fax 406-375-6531
planning@ravalliacounty.mt.gov

OG-08-04-274

April 3, 2008

Tom & Charlotte Robak
PO Box 335
Darby, MT 59829

RE: Floodplain Violation – West Fork Bitterroot River (VLTN-07-05, Robak)
Nez Perce Road, Darby, Sec. 25, T1N, R22W, Ravalli County
Parcel #1037500, Geocode #0968-25-4-01-01-0000

Dear Mr. & Mrs. Robak,

Thank you for providing the Elevation Certificate and maps as requested in our letter dated December 19, 2007. However, you failed to supply information regarding the fill placed on the property. In our letter, we specifically requested that you identify the location and amount of fill (in cubic yards) placed on the parcel and provide detailed survey elevation points and contours of the natural ground surface throughout the entire parcel. While the survey data provided does indicate that there are areas above the 100-year floodplain on the property, we cannot tell if they have been elevated by fill. The placement of fill and the construction of a new residence in the floodway are explicitly prohibited and would constitute a violation of the County's Floodplain Regulations based on the adopted floodplain maps.

Ravalli County's floodplain maps are used as a starting point to determine if property and structures are within the floodplain, but the exact location of the floodplain boundary is where the 100-year base flood elevation at any given cross-section intersects the natural ground surface. In order to accurately establish the elevation of the natural ground surface in relation to the 100-year floodplain elevation, additional information is necessary to determine the pre-development elevations on your property. Without this additional information, the residence, fill material and any other improvements may be required to be removed.

To resolve this situation and accurately establish the elevations of the natural ground surface, the following information must be submitted to the Ravalli County Planning Department. A Professional Land Surveyor must complete an elevational survey of the natural elevation of your property. Maps provided must include:

1. The location and the amount of fill (in cubic yards) placed on the parcel.
2. Detailed survey elevation points and contours of the natural ground surface throughout the entire parcel.
3. All mapping details previously requested in the letter dated December 19, 2007.

In addition to the above requirements, it may be helpful to acquire the services of a soil scientist to assist in the determination of the pre-development and pre-fill elevations of the

natural ground surface. Multiple points must be surveyed at natural elevation to adequately represent the pre-existing ground conditions. Any soil determination, excavation, and survey work should be supervised by a representative of Ravalli County.

Given the current snowpack levels and the potential for flooding due to the anticipated above average spring runoff, it is imperative that this matter be resolved quickly. The elevation survey and the requested map must be submitted to our office within 30 days of the date of this letter.

We thank you in advance for your immediate attention to this matter.

Respectfully,

A handwritten signature in black ink that reads "Laura Hendrix". The script is cursive and fluid, with the first name "Laura" and last name "Hendrix" clearly legible.

Laura Hendrix, CFM
Ravalli County Floodplain Administrator

cc: Correspondence File-General
VLTN-07-05
Karen Hughes, Ravalli County Planning Director
Lea Jordan, Ravalli County Environmental Health
Ravalli County Attorney's Office
Ravalli County Commissioners
Traci Sears-Tull, DNRC
Larry Schock, DNRC